



THE
A-TEAM

**RE/MAX
FIRST**

2522 10 Avenue, Calgary T2A 0C1

MLS®#: **A2167559** Area: **Albert Park/Radisson Heights** Listing Date: **09/25/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1960**
Lot Information
 Lot Sz Ar: **5,984 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **937**
 Low Sqft:
 Ttl Sqft: **937**

DOM

87
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`8" x 3`7"
4pc Bathroom	Main	4`11" x 7`8"
Kitchen With Eating Area	Main	10`5" x 12`6"
Bedroom	Main	9`1" x 10`7"
Family Room	Basement	10`9" x 21`1"
Bedroom	Basement	8`8" x 10`10"
Laundry	Basement	10`9" x 10`9"

Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 11`2"
Bedroom	Main	11`4" x 10`3"
Living Room	Main	17`1" x 12`4"
Kitchen With Eating Area	Basement	11`3" x 8`3"
Bedroom	Basement	9`8" x 12`5"
3pc Bathroom	Basement	6`10" x 7`2"

Title:
Fee Simple
Legal Desc:

4946T

Zoning:
R-C2

Remarks

Pub Rmks: **Legal 2 Bedroom basement suite with separate entry!! Location, Location, Location!! A few minutes away from downtown, this beautiful well maintained 5 bedroom bungalow is a winner! Located on a double lot!**
Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









